

BOARD OF ZONING APPEALS AGENDA JUNE 13, 2018

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on **June 13, 2018**, the Board of Zoning Appeals will hold public hearings on the following applications at the time indicated. For each public hearing, any and all interested persons will be given an opportunity to express their views regarding said application. If you desire to be placed on the speakers' list, or check on whether the status of a public hearing has changed, call the Special Permit and Variance Branch of the Zoning Evaluation Division, Department of Planning and Zoning, at (703) 324-1280. Below are descriptive summaries only of each application. Interested parties may review the application or pick up a copy of the staff report one week prior to the hearing at the Branch noted above at 12055 Government Center Parkway, Fairfax, Virginia, Suite 801, or go online and download a copy at <http://ldsnet.fairfaxcounty.gov/ldsnet/CurrentinProcessBZA.aspx>, by clicking on the application number. ADA: Reasonable accommodation is available upon 48-hour advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

Matters Presented By Board Members

Administrative Items

Staff/Action

- 9:00 A.M. ANTONIO OVANDO, SP 2017-MA-005 Appl. Under Sect. 8-914 of the zoning ordinance to permit a reduction in minimum yard requirements based on errors in building location to allow the following accessory structures to remain: 1. an arbor 7.5 ft. in height to remain 6.1 ft. from a side lot line; 2. an arbor 10.0 ft. in height to remain 8.6 ft. to a side lot line; 3. an arbor 9.5 ft. in height to remain 6.1 ft. from the rear lot line and 3.0 from a side lot line; 4. a pool house to remain 10.5 ft. from the rear lot line and 8.3 ft. from a side lot line; and 5. a deck to remain 5.0 ft. from the rear lot line and 2.0 feet from a side lot line. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with VC 2017-MA-002). *(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18 and 3/28/18 at appl. req.)*
- D. Creed
Admin.
Moved to
9/12/18 at
appl. req.
- 9:00 A.M. ANTONIO OVANDO, VC 2017-MA-002 Appl. under Sects. 10-103 and 18-401 of the Zoning Ordinance to permit greater than 30% rear yard coverage. Located at 3111 Collie Ln., Falls Church, 22044 on approx. 11,959 sq. ft. of land zoned R-3. Mason District. Tax Map 51-4 ((3)) 87. (Concurrent with SP 2017-MA-005.) *(Indefinitely deferred from 4/26/17 at appl. req.) (Reactivated on 7/26/17 at appl. req.) (Admin. moved from 1/24/18 and 3/28/18 at appl. req.)*
- D. Creed
Admin.
Moved to
9/12/18 at
appl. req.
- K. McMahan BRIAN D. SIMPSON, SP 2018-MV-027 (50%) (Concurrent with VC 2018-MV-005.)
Admin.
Moved to
6/20/18 at
appl. req.

K. McMahan Admin.
 Moved to
 6/20/18 at
 appl. req.

BRIAN D. SIMPSON, VC 2018-MV-005 (50%) (Concurrent with SP 2018-MV-027.)

S.C. Williams Admin.
 Moved to
 11/28/18 at
 appl. req.

BRIAN McVAY AND ALLISON C. McVAY A 2017-MV-024 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that a stone paver patio, which includes a cooking island with gas grill, sink and refrigerator, a fire pit, and other accessory structures are located in the minimum required rear yard, in excess of the maximum of 30 percent coverage allowed in the minimum required rear yard, in violation of Zoning Ordinance provisions. Located at 2106 Windsor Rd Alexandria, VA 22307. On approx. 8530 sq. ft. of land zoned R-4. Mount Vernon District. Tax Map 83-3 ((14)) (21) C1. *(Admin. moved from 4/11/18 due to a Board Room Scheduling conflict.)*

Public Hearings

9:00 A.M.
 C. Judge
 Decision
 Deferred
 to 9/12/18

MARK B. VAN KIRK, SP 2014-DR-124 Appl. under Sect(s). 8-914 and 8-922 of the Zoning Ordinance to permit reduction in minimum yard requirements based on an error in building location to permit a deck to remain 3.0 ft. from a side lot line and 2.5 ft. from a rear lot line, an accessory storage structure to remain 0.1 ft. from a side lot line and 0.3 ft. from a rear lot line, and to permit reduction of certain yard requirements to permit a construction of an addition 9.8 ft. from a side lot line. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with VC 2014-DR-007). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15, & 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17 and 3/7/18.)*

9:00 A.M.
 C. Judge
 Decision
 Deferred
 to 9/12/18

MARK B. VAN KIRK, VC 2014-DR-007 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit rear yard coverage exceeding 30%. Located at 1411 Mayflower Dr., McLean, 22101, on approx. 11,488 sq. ft. of land zoned R-3. Dranesville District. Tax Map 30-1 ((12)) 224. (Concurrent with SP 2014-DR-124). *(Admin. moved from 9/17/14, 2/4/15, 4/22/15 and 7/15/15 at appl. req.) (Continued from 9/30/15.) (Decision deferred from 1/6/16, 3/16/16 and 5/18/16.) (Indefinitely deferred from 7/20/16 at appl. req.) (Reactivated on 5/5/17.) (Decision deferred from 6/14/17 and 3/7/18.)*

9:00 A.M.
 H. Ellis
 Approved

MICAELA VALENCIA, SP 2018-PR-031 Appl. under Sect. 8-922 of the Zoning Ordinance to permit a reduction in certain yard requirements to permit construction of a second story addition 25.0 ft. from the front lot line. Located at 6912 Arlington Blvd., Falls Church, 22042 on approx. 7,200 sq. ft. of land zoned R-4. Providence District. Tax Map 50-4 ((15)) 8.

9:00 A.M.
 M. Eveleigh
 Approved

KARON CURRY, SP 2018-MV-026 Appl. under Sect. 8-917 of the Zoning Ordinance to permit modification to the limitations on the keeping of animals (ducks). Located at 5813 River Dr., Mason Neck, 22079, on approx. 37,408 sq. ft. of land zoned R-E. Mount Vernon District. Tax Map 122-2 ((2)) 20.

- 9:00 A.M. PHUOC V. NGUYEN, SP 2017-MA-095 Appl. under Sect. 8-914 of the Zoning Ordinance to permit a reduction in minimum yard requirements based on an error in building location to permit a dwelling to remain 24.1 ft. from a rear lot line and a stoop with steps to remain 26.3 ft. from a front lot line. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with VC 2017-MA-016). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18 and 4/18/18.)*
- E. Estes
Continued to 8/1/18 at appl. req.
- 9:00 A.M. PHUOC V. NGUYEN, VC 2017-MA-016 Appl. under Sects. 11-102 and 18-401 of the Zoning Ordinance to permit greater than 25 percent front yard coverage paved for parking. Located at 4213 Pine Ln., Alexandria, 22312 on approx. 22,927 sq. ft. of land zoned R-2. Mason District. Tax Map 72-1 ((1)) 60B. (Concurrent with SP 2017-MA-095). *(Admin. moved from 1/24/18 at appl. req.) (Admin. moved from 2/7/18 due to inclement weather.) (Continued from 3/7/18 and 4/18/18.)*
- E. Estes
Continued to 8/1/18 at appl. req.
- 9:00 A.M. GODDESS OF HEAVEN TEMPLE, INC., SP 2017-MA-097 Appl. under Sect. 3-303 of the Zoning Ordinance to permit a place of worship. Located at 3309 Magnolia Ave., Falls Church, 22041 on approx. 40,046 sq. ft. of land zoned R-3. Mason District. Tax Map 61-2 ((1)) 19. *(Admin. moved from 1/31/18 and 3/28/18 at appl. req.) (Admin. moved from 4/11/18 due to meeting cancellation.) (Decision deferred from 5/2/18.)*
- H. Eddy
Decision Deferred to 7/11/18
- 9:00 A.M. STEPHEN A. AND IVA E. ARMSTRONG, A 2017-PR-025 Appl. under Sect. 18-301 of the Zoning Ordinance. Appeal of a determination that the subject property has approximately 1,100 sq. ft. of the front yard covered with pavement, which exceeds the maximum of 30 percent coverage allowed in the front yard on property in the R-4 District, in violation of Zoning Ordinance provisions. Located at 6936 Chestnut Avenue, Falls Church, 22042, on approx. 8,760 sq. ft. of land zoned R-4 District. Tax Map 50-4 ((16)) 84. Providence District. *(Admin. moved from 4/11/18 due to a Board Room scheduling conflict.)*
- A. Homer
Decision Deferred to 10/3/18

JOHN F. RIBBLE III, CHAIRMAN